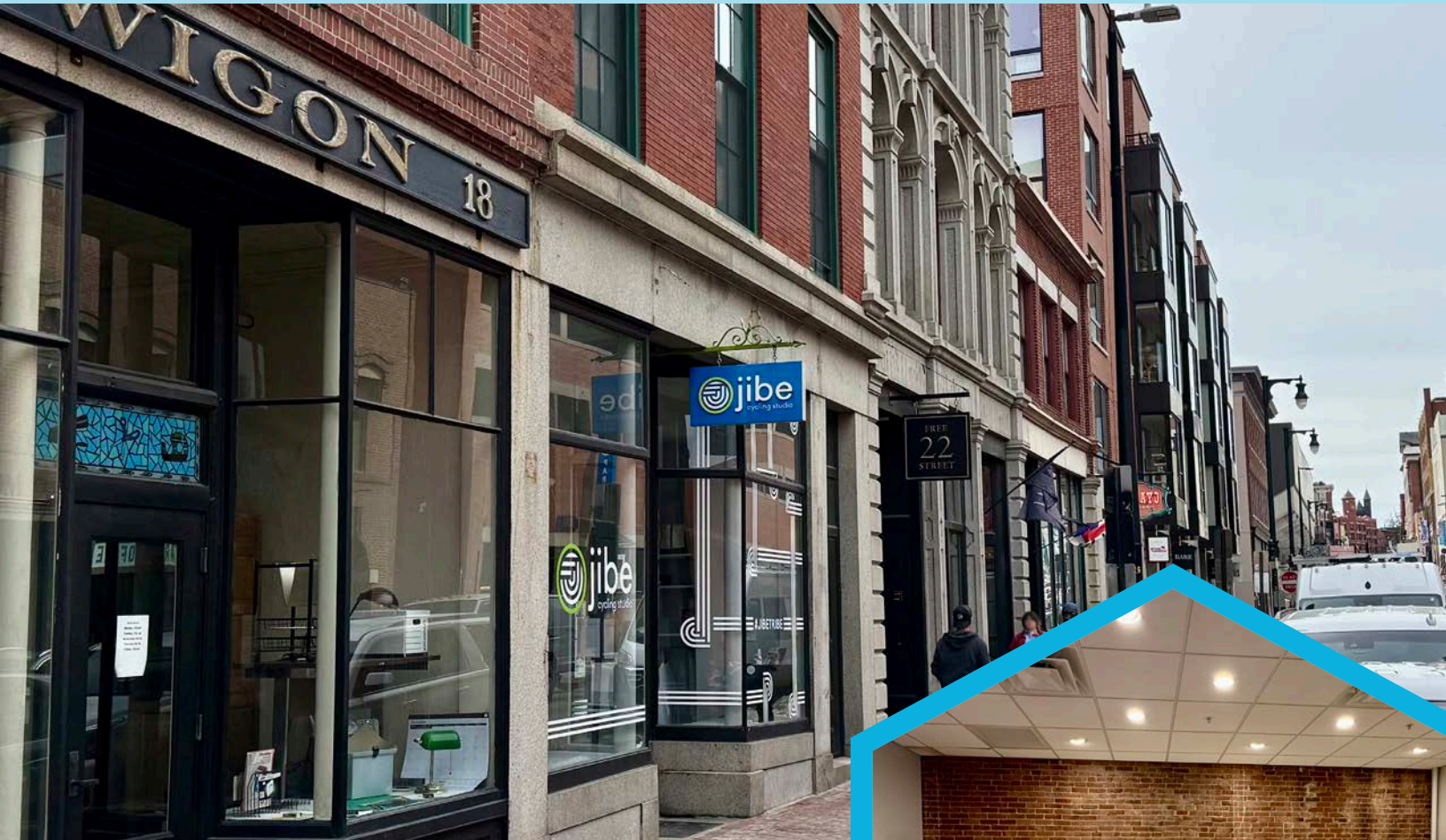


FOR LEASE | DOWNTOWN RETAIL SPACE

20 FREE STREET & 98 CROSS STREET, PORTLAND, ME 04101



PROPERTY HIGHLIGHTS

- Two retail suites available totaling up to 3,042± SF: 1,608± SF street-level space at 20 Free Street and 1,434± SF lower-level space at 98 Cross Street. Suites may be leased individually or combined for a two-level retail presence.
- Located in the heart of Portland's Old Port, surrounded by a vibrant mix of retail, restaurant, and service-oriented businesses.
- Highly visible and walkable location just steps from Portland's central business district – Walk Score of 99.
- The 98 Cross Street suite provides an ideal complement for storage, studio, or back-of-house functions.
- Area retailers include Sur Lie, Angela Adams, El Rayo, BARE Waxing, Cliff's Barbershop, and Masacoma Bank.



FOR LEASE | DOWNTOWN RETAIL SPACE

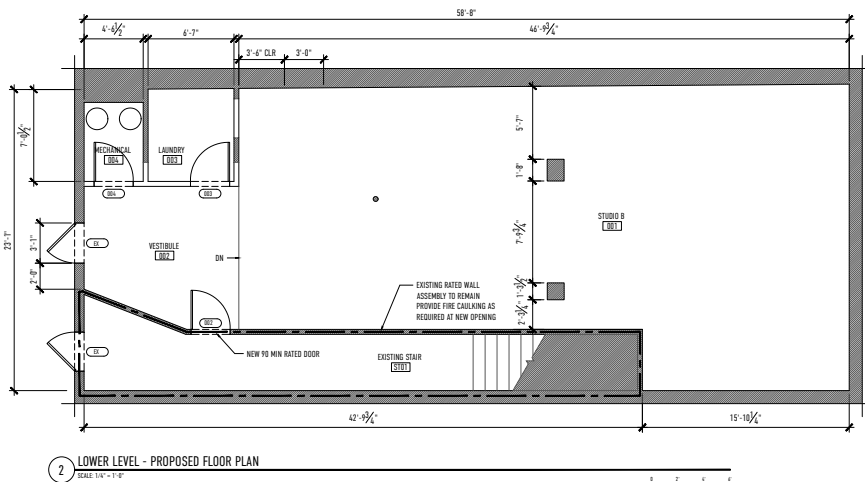
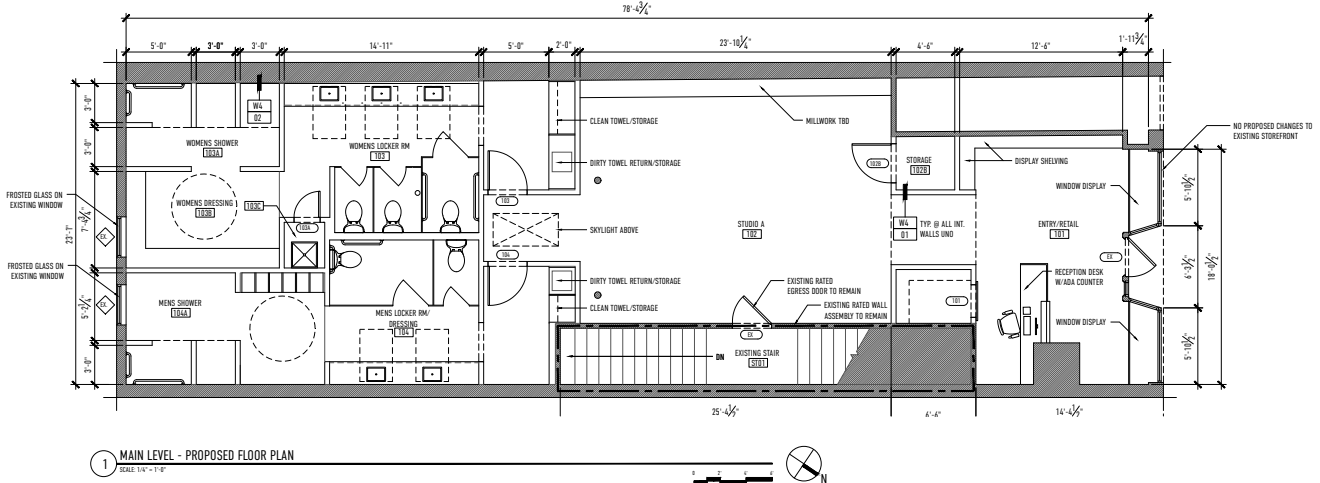
20 FREE STREET & 98 CROSS STREET, PORTLAND, ME 04101



PROPERTY DETAILS

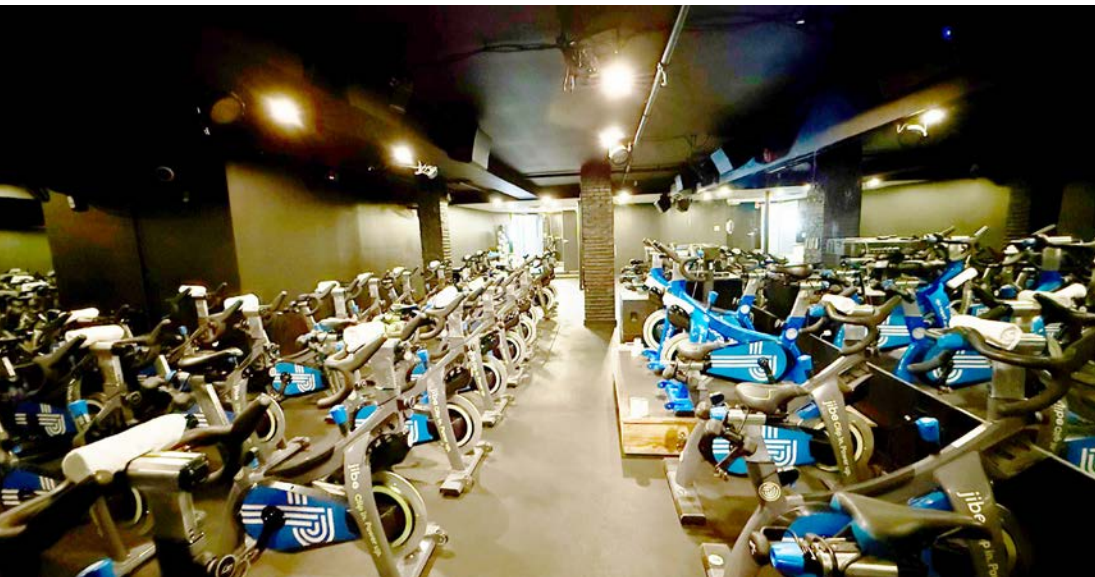
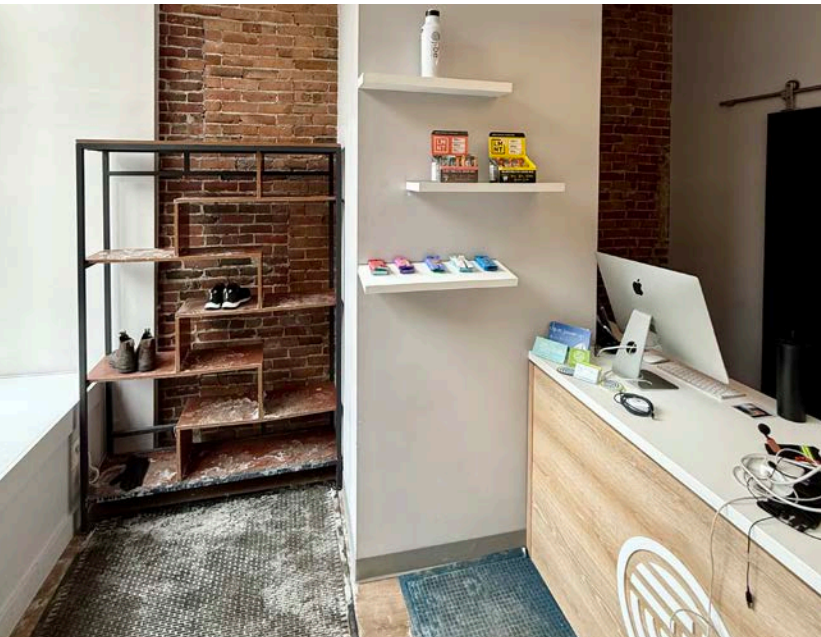
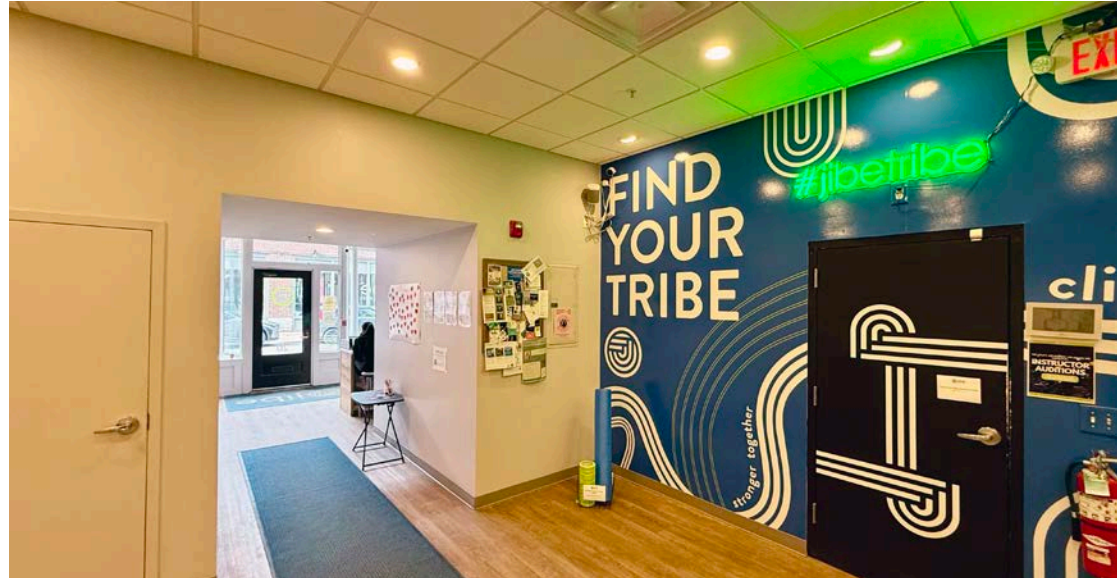
OWNER OF RECORD	JB Brown	UTILITIES	Municipal water and sewer
BUILDING SIZE	38,532± SF	SPRINKLER	Yes, wet system
NO. OF STORIES	Four (4)	HEATING/COOLING	Gas-fired heat
AVAILABLE SPACE	1,608 - 3,042± SF	PARKING	On-site behind building
ASSESSOR'S REF	Map 38, Block A, Lot 5	WALK SCORE	99 Excellent walkability
REGISTRY OF DEEDS REF	Book 32055, Page 269	LEASE RATES	20 Free St: \$35.00/SF MG 98 Cross St: \$15.00/SF MG
LOT SIZE	0.68± Acre	AVAILABILITY	May 1, 2026
ZONING	B3 Downtown Business		

FLOOR PLAN



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